

398.A176

March 27, 2007

Planning Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89101

**Re: Justification for Site Development Plans Review for 1 Acre in Sunrise Oaks
Mobile Home Park**

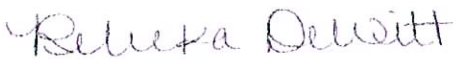
To Whom It May Concern:

On behalf of Sunrise Associates Limited Partnership, G. C. Wallace, Inc., (GCW) is submitting a request a site development Plan review on the site. We have submitted in a rezoning for the property to go from Residence Estates (R-E) to Residential Mobile Home Park District (R-MHP). The client intends to rent out a 4000-s.f. lot for owners to place a mobile home on. The one-acre parcel is in conformance with the surrounding area. The site meets all of City of Las Vegas requirements with the cul-de-sac, fire hydrant location, lot size and setbacks.

Please feel free to call me at 804-4376 if you need any additional information or have any questions.

Very truly yours,

G. C. WALLACE, INC.


Rebeka DeWitt
Project Coordinator

Enclosures

c: Danny McFadden, GCW
Rudy Lopez, GCW
Joshua Mermell, RHP Properties

RECEIVED

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05/24/07 PC

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